

Tecate

Key Issues

- The Board of Supervisors directed staff to work with the community to resolve zoning violations documented in the mid 1990s via the General Plan 2020 update
- Neighboring communities are concerned that additional commercial and industrial land may cause congestion and safety hazards on Hwy 94
- Areas outside of the Tecate town center have steep slopes 25%-50%
- The community is dependent on groundwater and septic

Sponsor Group Direction

- The Tecate Community Sponsor Group submitted an issue paper recommending general plan designations and community specific zoning emphasizing international commerce
- The Tecate Community Sponsor group has theorized that additional commercial and industrial land within their community will improve the LOS along Hwy 94
- The Tecate Sponsor Group requests approximately 520 acres of land be designated International Commerce/Commercial, and approximately 450 acres of land be designated International Commerce/Light Manufacturing

Additional Staff Analysis/ Recommendations

Staff recommends a moderate increase of commercial and industrial land this plan cycle, but less than the amount advocated by the Tecate CSG. The proposed increase assumes a projected population of 231,900¹ for Tecate, Mexico in year 2020, but recognizes the Tecate Community Planning area has limited water and sewer capabilities needed to accommodate additional growth. Staff recommends 70 acres of (C-1) General Commercial land, which is approximately 20 acres above the existing General Plan. Unlike other backcountry communities, staff recommends General Commercial (rather than Rural Commercial) to better accommodate community specific zoning for this unique border area. Staff also recommends a total of 281 acres of (I-2) Medium Impact Industrial, which is approximately 70 acres above the Limited Impact Industrial designation allowed

¹ *Final Report San Diego Region-Baja California Cross-border Transportation Study (November 1, 2000)*. Prepared for San Diego Association of Governments. Prepared by Parsons Transportation Group.

under the existing General Plan. The proposed land use distribution creates more coherent and compact commercial and industrial districts, making most of Tecate's previous zoning violations conforming uses.

Staff will continue to work with the Tecate Sponsor Group to resolve traffic impacts associated with the proposed increase of commercial and industrial land. To date, the Tecate Community Sponsor Group has been unable to validate their traffic assertions. Therefore, staff will need to work with the sponsor group to further restrict these uses through community specific zoning, which should enable staff to assign an appropriate trip generation rate for traffic modeling purposes. Creating a balanced road network is a critical component of the General Plan 2020 update. As with all community planning areas, if proposed land uses result in an unacceptable level of service (LOS), the land use distribution map may be modified to ensure a balanced circulation network in the unincorporated County.

ERA Needs Analysis
(all numbers in acres)

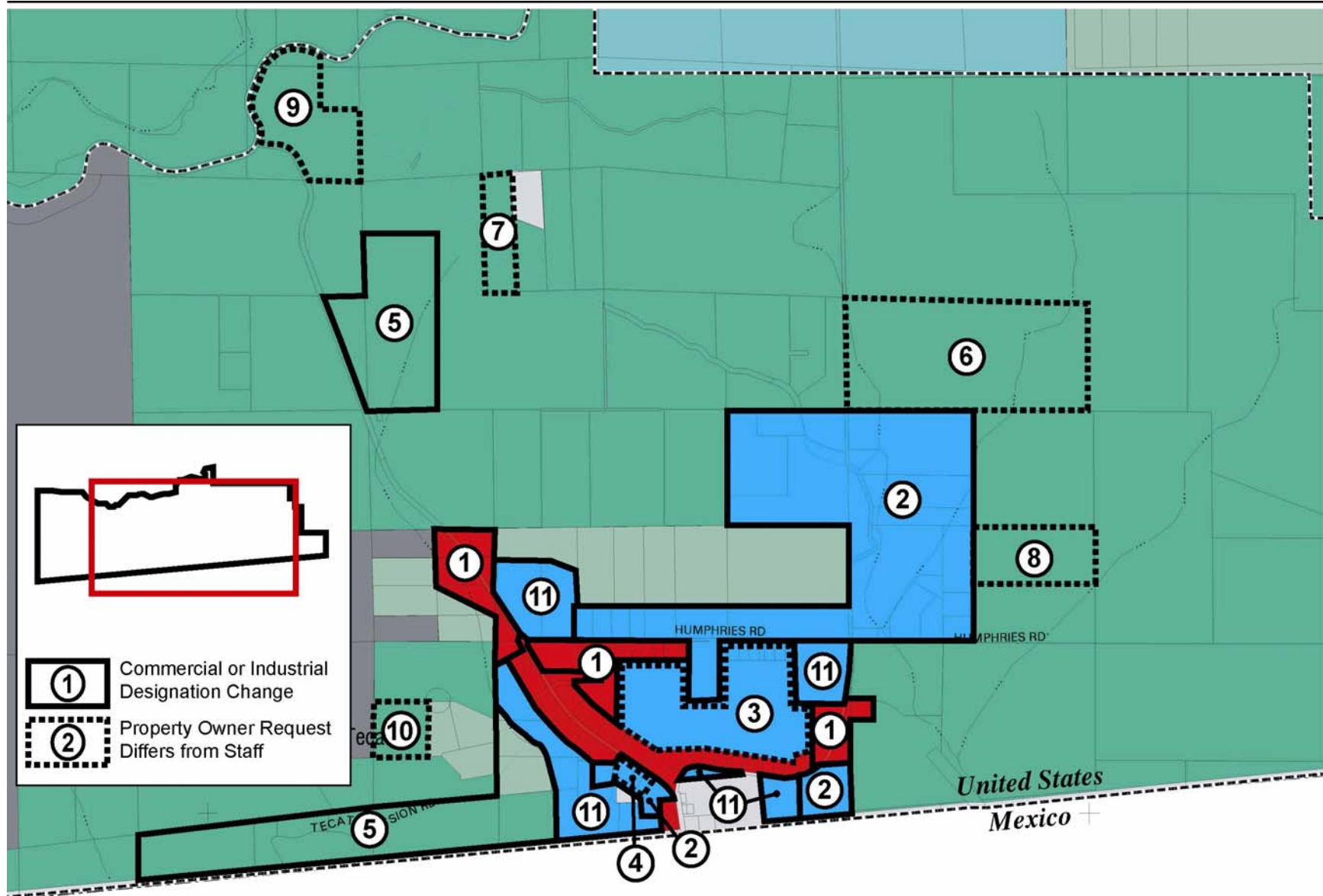
	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	1	40	39	64	63
Industrial ¹	25	226	200	286	261
Office ¹	9	51	42	39	30

¹ Industrial and Office numbers are for the entire Mountain Empire Subregion

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

Tecate (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(C-1) General Commercial	(C-1) General Commercial	(C-1) General Commercial (Hom – 1.5 acres)	<p><i>Total Area:</i> 37 acres</p> <p><i>Current Use:</i> Varies (primarily undeveloped and light industrial)</p> <p><i>Existing GP:</i> (1) Residential (15) Limited Impact Industrial</p>	<ul style="list-style-type: none"> • Consistent with the long-term viability of existing commercial areas • Located within village center area • Fronts State Route 188 and Humphries Road along existing paved roads • Supports sponsor groups desire for additional commercial land
2	(I-2) Medium Impact Industrial	(C-1) General Commercial (I-2) Medium Impact Industrial (18) Multiple Rural Use	No recommendation submitted	<p><i>Total Area:</i> 150 acres</p> <p><i>Current Use:</i> Various (primarily industrial and some undeveloped)</p> <p><i>Existing GP:</i> (1) Residential (13) General Commercial (17) Estate Residential</p>	<ul style="list-style-type: none"> • Concentrates industrial land based on existing uses and minimizes isolated industrial lots • Creates conforming status on properties with previous zoning violations • Large sites able to accommodate industrial uses • Supports sponsor groups desire for additional industrial land

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
3	(I-2) Medium Impact Industrial	(C-1) General Commercial	(C-1) General Commercial (Hom – 8 parcels)	<i>Total Area:</i> 66 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (1) Residential	<ul style="list-style-type: none"> Surrounding uses tend to be more industrial in nature Large area capable of accommodating industrial uses Fronts Humphries Road, a paved road that serves as a primary arterial
4	(I-2) Medium Impact Industrial	(C-1) General Commercial	(C-1) General Commercial (Hom – 3 parcels)	<i>Total Area:</i> 1.75 acres <i>Current Use:</i> Outdoor Storage <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> Recognition of existing use Creates conforming status on all three properties previously cited for zoning violations
5	(RL-40) Rural Lands	(1-2) Medium Impact Industrial (C-1) General Commercial	No recommendation submitted	<i>Total Area:</i> 85 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (15) Limited Impact Industrial	<ul style="list-style-type: none"> Southern node has inadequate access with only one dirt road leading to State Route 188 Southern node is undeveloped with no individual property owner requests on file Northern node is undeveloped and is completely surrounded by Rural Lands Northern node is completely isolated from all other existing and planned industrial uses Note: A total of 281 acres of Medium Impact Industrial is proposed to recognize existing uses and existing patterns of industrial-type development

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
6	(RL-40) Rural Lands	(18) Multiple Rural Use	(C-1) General Commercial (Drobeck)	<p><i>Total Area:</i> 78 acres</p> <p><i>Current Use:</i> Largely undeveloped, some commercial use on a portion of the property</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Not adjacent to any other commercial areas • Very rugged terrain. The majority of the parcel has over 25% slope • Isolated from highway and major arterial roads with multiple dirt roads serving the property
7	(RL-40) Rural Lands	(18) Multiple Rural Use	(I-2) Medium Impact Industrial (Duran)	<p><i>Total Area:</i> 10.29 acres</p> <p><i>Current Use:</i> Towing and storage business</p> <p>Existing GP: (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Not adjacent to any other industrial areas • The majority of the parcel has 15% to 25% slope • Isolated from highway and major arterial roads with one dirt road transversing the property
8	(RL-40) Rural Lands	(18) Multiple Rural Use	(C-1) General Commercial (Medina)	<p><i>Total Area:</i> 20 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p>Existing GP: (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Not adjacent to any other commercial areas • Isolated from highway and major arterial roads with one dirt road transversing the property

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
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9	(RL-40) Rural Lands	(18) Multiple Rural	(C-1) General Commercial on 5 acres (SR-4) Semi- Rural Residential on remaining area (White)	<i>Total Area:</i> 27.6 acres <i>Current Use:</i> Undeveloped Existing GP: (18) Multiple Rural Use	<ul style="list-style-type: none"> • Very rugged terrain. The majority of the parcel has over 25% slope • Not adjacent to any other commercial areas • All surrounding properties are proposed to be (RL-40) Rural lands • Inconsistent with the General Plan 2020 community development model. Property is located approximately one mile outside of the existing town center
10	(RL-40) Rural Lands	(I-2) Medium Impact Industrial	(I-2) Medium Impact Industrial (Usher)	<i>Total Area:</i> 8.19 acres <i>Current Use:</i> Undeveloped Existing GP: (1) Residential	<ul style="list-style-type: none"> • The majority of the parcel has slopes over 15% • Property lacks direct access to main street or a major road. Currently, there is one dirt road abutting the property
11	(I-2) Limited Impact Industrial	(1-2) Medium Impact Industrial (C-1) General Commercial	No recommendation submitted	<i>Total Area:</i> 34 acres <i>Current Use:</i> Various (Primarily undeveloped and industrial) Existing GP: (15) Limited Impact Industrial	<ul style="list-style-type: none"> • Replaces (15) Limited Impact Industrial under the existing General Plan with (I-2) Medium Impact Industrial